179.0	0006	0023.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,476,900	/	1,476,900
USE VALUE:	1,476,900	/	1,476,900
ASSESSED:	1,476,900	/	1,476,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
492		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARAMANDLA SARAT C & SIRISH R
Owner 2:	
Owner 3:	
Street 1:	492 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BRIAN CALLAHAN COMPANY -
Owner 2:	-
Street 1:	20 WOODBURY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,006 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 5036 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11006.000	951,800		525,100	1,476,900
Total Card	0.253	951,800		525,100	1,476,900
Total Parcel	0.253	951,800		525,100	1,476,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.30 | /Parcel: 293.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

198099

GIS Ref

GIS Ref

Insp Date

04/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0023.B

!14129!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	951,800	0	11,006.	525,100	1,476,900	1,476,900	Year End Roll	12/18/2019
2019	101	FV	748,800	0	11,006.	517,600	1,266,400	1,266,400	Year End Roll	1/3/2019
2018	101	FV	748,800	0	11,006.	397,600	1,146,400	1,146,400	Year End Roll	12/20/2017
2017	101	FV	748,800	0	11,006.	375,100	1,123,900	1,123,900	Year End Roll	1/3/2017
2016	101	FV		0	11,006.	345,100	345,100	345,100	Year End	1/4/2016
2015	130	FV		0	11,917.	334,300	334,300	334,300	Year End Roll	12/11/2014
2014	130	FV		0	11,917.	307,900	307,900	307,900	Year End Roll	12/16/2013
2013	130	FV		0	11,917.	307,900	307,900	307,900		12/13/2012

PRINT

Date	Time
12/11/20	04:00:21

LAST REV

Date	Time
06/05/19	14:58:49

danam

PAT ACCT.

14129

USER DEFINED

Prior Id # 1:	198099
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRIAN CALLAHAN	66714-410		1/25/2016		1,190,000	No	No		
BICHAJIAN JOHN-	64595-566		12/2/2014	Mult Lots	464,000	No	No		PARCEL 2 IS 179-6-23A.
BICHAJIAN JOHN	26936-425		12/26/1996	Forclosure	100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2019	11	Solar Pa	28,000	C				
6/23/2017	737	Addition	35,000	C				
7/28/2015	1017	New Buil	313,000		7/28/2015			Construction of ne
4/24/2015	400	Foundati	15,000					
4/24/2015	400	Foundati	15,000					Foundation.

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	SQ Returned	MM	Mary M
4/14/2016	Info By Phon	PT	Paul T
4/14/2016	Measured	PT	Paul T
5/28/2015	Permit Insp	PC	PHIL C
12/22/1999	Vacant Lot	264	PATRIOT
4/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11006		Sq. Ft.	Site		0	70.	0.68	6									525,126						525,100	

Total AC/HA:	0.25266	Total SF/SM:	11006	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	525,126	Spl Credit		Total:	525,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STND		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:			
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.85851949
Const Adj.:	0.99989998
Adj $ / SQ:	107.304
Other Features:	178764
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	955599
Depreciation:	3822
Depreciated Total:	951777

COMMENTS

SUBDIVISION 12/2104. LOT D.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 6		Baths: 5					HB 1		

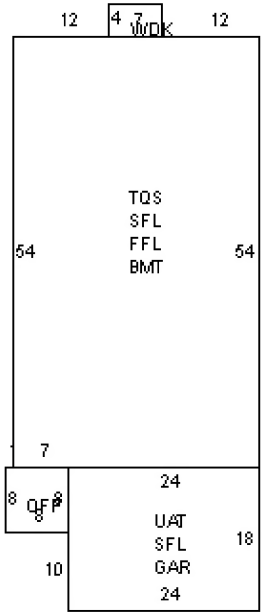
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	129.84
Special Features:	0	Val/Su Net:	129.64
Final Total:	951800	Val/Su SzAd	189.02

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,106	107.300	225,983
BMT	Basement	1,674	32.190	53,888
FFL	First Floor	1,674	107.300	179,627
TQS	3/4 Story	1,256	107.300	134,720
GAR	Garage	432	20.780	8,979
UAT	Upper Attic	108	42.920	4,636
OFP	Open Porch	64	42.280	2,706
WDK	Deck	28	16.000	448
	Net Sketched Area:	7,342	Total:	610,987

Size Ad	5035.5	Gross Are	8084	FinArea	5036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0023.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	